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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

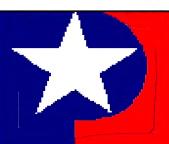
871,800 / 871,800

USE VALUE:

871,800 / 871,800

ASSESSED:

871,800 / 871,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
52-54		WESTMINSTER AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: ZHANG HAIYANG

Owner 2:

Owner 3:

Street 1: 52 WESTMINSTER AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

## PREVIOUS OWNER

Owner 1: 52-54 WESTMINSTER AVE LLC -

Owner 2: -

Street 1: C/O KEITH OSHEA

Twn/City: ST AUGUSTINE

St/Prov: FL	Cntry	
Postal: 32084		

## NARRATIVE DESCRIPTION

This parcel contains .164 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1848, having primarily Clapboard Exterior and 1958 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7133		Sq. Ft.	Site		0	70.	0.80	6			Topo	-10					399,413						399,400	

Total AC/HA: 0.16375

Total SF/SM: 7133

Parcel LUC: 104 Two Family

Prime NB Desc ARLINGTON

Total: 399,413

Spl Credit

Total: 399,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

**EXTERIOR INFORMATION**

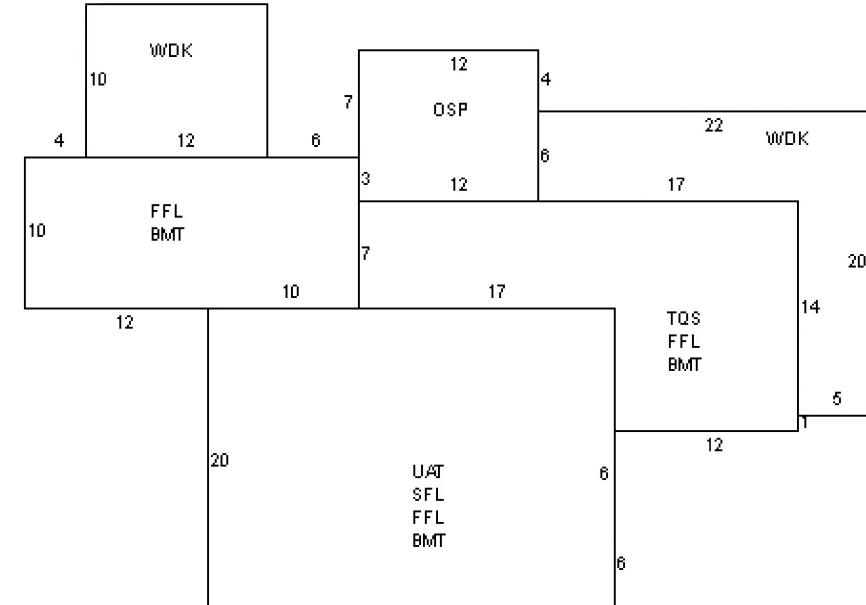
Type:	12 - Multi-Conver	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	2	Total: 2
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	RED	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Good
A Bath:	1	Rating: Very Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	2	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

PARTIAL DIRT FLOOR.
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**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1848
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G16
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 25%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	1 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond: GD - Good

**REMODELING****RES BREAKDOWN**

Functional: %

Exterior:

Interior:

Additions:

Economic: %

Kitchen:

Special: %

Baths:

Override: %

Plumbing:

Total: 18.6 %

Electric:

Heating:

General:

Totals

Bath:

2

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